



SAN BENITO COUNTY PLANNING COMMISSION

Jeff Culler District No. 1 VICE-CHAIR	Dan DeVries District No. 2	Gordon Machado District No. 3	Richard Bettencourt District No. 4	Robert Scattini District No. 5 CHAIR
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County Administration Building – Board of Supervisor Chambers, 481 Fourth Street, Hollister, California

REGULAR MEETING AGENDA

APRIL 7, 2010

THERE WILL BE NO NEW BUSINESS AGENDA ITEMS HEARD AFTER 9:00 P.M.

6:00 PM ~ CALL TO ORDER

- ***Pledge of Allegiance***
- ***Roll Noted ~ Commissioners present noted by Clerk***
- ***Director's ~ Staff Report***

PUBLIC COMMENT

The San Benito County Planning Commission welcomes you to this meeting and encourages your participation.

- If you wish to speak on a matter which does **NOT** appear on the agenda, you may do so during the Public Comment period at the beginning of the meeting.. Please complete a Speaker Card and provide to the Clerk prior to the meeting. Except as otherwise provided by law; no action shall be taken on any item NOT appearing on the Agenda or items that have been continued to a future public hearing date. When addressing the Commission, **please state your name for the record**. Please address the Commission as a whole through the Chair. This open forum period is provided to allow members of the public an opportunity to address the Planning Commission on general issues of land use planning and community development. It is not intended for comments on items on the current agenda, any pending items.
- If you wish to speak on an item contained in the Agenda, please complete a Speaker Card identifying the Item(s) and provide it to the Clerk prior to consideration of the item.
- **Each individual speaker will be limited to a three (3) minute presentation**

CONSENT AGENDA

- These items will be considered as a whole without discussion unless a particular item is requested by a member of the Commission, Staff or the public to be removed from the Consent Agenda. Approval of a consent item means approval of the recommended action as specified in the Staff Report.
- If any member of the public wishes to comment on a Consent Agenda Item please fill out a speaker card present it to the Clerk prior to consideration of the Consent Agenda and request the item be removed and considered separately.

1. Acknowledge Public Hearing Notice
2. Acknowledge Certificate of Posting
3. Minutes of March 17, 2010

CONTINUED ~ PUBLIC HEARING:

4. **Minor Subdivision No. 1221-08** REQUEST: The applicant proposes to subdivide an 18.12 acre parcel into 3 new parcels. APPLICANT/OWNER: Allan Nicholson. LOCATION: Cannon Road, Aromas, CA. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. PLANNER: Michael Krausie (mkrausie@cosb.us) continued from 3-17-10

PUBLIC HEARINGS:

5. **Minor Subdivision No. 1215-08:** REQUEST: The applicant proposes to subdivide a 21.85 acre parcel identified as Assessor's parcel number 016-150-077 into four, 5 acre or greater parcels. APPLICANT/OWNER: Mark Wright LOCATION: Comstock Rd., Hollister. ZONING/GENERAL PLAN: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. PLANNER: Michael Krausie (mkrausie@cosb.us)
6. **Tentative Subdivision Map No. 08-77:** REQUEST: The applicant proposes to subdivide a 7.5 acre parcel into 14 new parcels and a remainder. APPLICANT/OWNER: Lynn Hilden & Rob Fowler LOCATION: Ralph's Drive Extension, Hollister. ZONING: Single-Family Residential (R-1). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. PLANNER Lissette Knight (lknight@cosb.us)
7. **Use Permit No. 789-99B:** REQUEST: The applicant is requesting amendments to the previously approved conditions of approval, requesting approval of an updated site plan, requesting on-site food preparation, proposing a permanent outdoor tent structure, amending the occupancy classification of the barrel room, requesting approval of the projects signage and correcting existing property violations. APPLICANT/OWNER: Frank Leal LOCATION: 300 Maranatha Dr., Hollister. ZONING: Rural (R). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration. PLANNER: Lissette Knight (lknight@cosb.us)
8. Consider **Resolution No. 2009-04** to recommend Amendment of Sections 23.01.004, 23.15.011, 23.25.001 and 23.25.007 of the San Benito County Code. Applicant: San Benito County Location: San Benito County (county-wide). Request: Amendment to the San Benito County Code, Subdivision Ordinance to modify the current requirements relating to County Service Areas in new subdivisions, and to establish future requirements for subdividers. Environmental Review: Staff has made the determination that the recommended changes do not constitute a project as defined by CEQA. Recommendation: Staff recommends that the Planning Commission adopt a Resolution No. 2009-04 recommending that the Board of Supervisors approve amendments to Sections 23.01.004, 23.15.011, 23.25.001 and 23.25.007 of the San Benito County Code. PLANNER: Lissette Knight (lknight@cosb.us)

DISCUSSION:

9. **Housing Element Update Workshop** – Review of amendments to the draft Housing Element (General Plan Amendment 09-43) in response to HCD comments in preparation of the April 21 public hearing. *PLANNER: Michael Kelly (mkelly@cosb.us)*
10. DRAFT Habitat Conservation Plan Feasibility Report / Mitigation Bank Options
PLANNER: Laura Hall (lhall@cosb.us) (continued from 3-17-10)
11. Existing & Proposed County Commercial Zones
PLANNER: Lissette Knight (lknight@cosb.us)

INFORMATIONAL – NON-ACTION ITEM

12. Commissioner Announcements/Reports/Discussions

ADJOURN TO APRIL 21, 2010

NOTE: A copy of this Agenda is published on the County's Web site by the Friday preceding each Commission meeting and may be viewed at www.san-benito.ca.us/agendas. All proposed agenda items with supportive documents are available for viewing at the San Benito County Administration Building, 481 Fourth Street, Hollister, CA between the hours of 8:00 a.m. & 5:00 p.m., Monday through Friday (except holidays.) This is the same packet that the Planning Commission reviews and discusses at the Commission meeting. The project planner's name and email address has been added at the end of each project description.

As required by Government Code Section 54957.5 any public record distributed to the Planning Commission less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the Planning Department, 3224 Southside Road, Hollister, CA 95023. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the Planning Department.

APPEAL NOTICE: Any person aggrieved by the decision of the Planning Commission may appeal the decision within ten (10) calendar days to the Board of Supervisors. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available from the Clerk of the Board at the San Benito County Administration Office, 481 Fourth Street, Hollister and the San Benito County Planning Department, 3224 Southside Road, Hollister.

In compliance with the Americans with Disabilities Act (ADA) the Board of Supervisors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 636-4000 at least 48 hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.